

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**13 September 2004**  
**CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM**  
**3:00 P.M.**

---

The regular meeting of the Historic Preservation Board was held Monday, September 13th, 2004 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N. Main, Wichita, Kansas.

**ITEM NO. 1      ROLL CALL**

The meeting was called to order and board members stated their names.

Members Present :                      Paul Cavanaugh  
   Kim Edgington  
   Randal Steiner – in at 3:30pm  
   Claire Willenberg

Members Absent :                      Mim Hiesterman  
   George Platt

Staff Present :                      Kathy Morgan, Senior Planner, Historic Preservation, MAPD  
   Jeanne L. de Grasse, Planning Analyst  
   Ryan Campbell, City Archaeologist  
   Mike Gable, Office of Central Inspection

**ITEM NO. 2      ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

**ITEM NO. 3      REVOLVING LOAN FUND UPDATE**

Kathy Morgan reported the loan balances as of 05/10/2004

Revolving Loan Fund – Residential	\$111,073.11
Revolving Loan Fund – Commercial	\$ 00.00
Deferred Loan Fund – Residential	\$ 66,574.20

**ITEM NO. 4      CORRESPONDENCE**

The Historic Preservation Office has received a letter from the SHPO regarding the 800 block of West Douglas; it is now on the State Historic Register. The Office also copies of letter from the descendants of L.W. Clapp sent to Mayor Mayans regarding the sale of the L.W. Clapp house.

**ITEM NO. 5      APPROVAL OF MINUTES FROM THE 9 AUGUST 2004 BOARD MEETING**

**Motion #1:**      Motion was made by Cavanaugh, seconded by Steiner, to approve the minutes from the 9 August 2004 regular meeting. Motion carried unanimously (4-0).

**ITEM NO. 6      OLD BUSINESS**

**ITEM NO. 7      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.      **MINOR:**              (HPC2004-00129) Warehouse and Jobbers Historic District  
         **APPLICANT:**      Ron's Sign Co  
         **FOR:**                235 N Emporia

Applicant proposes to install new metal sign with vinyl letters.

2.      **MINOR:**              (HPC2004-00133) Environs, Topeka/Emporia Historic District  
         **APPLICANT:**      Mark Johnson for J-B Holdings  
         **FOR:**                610 E. 13<sup>th</sup> Street

Applicant proposes to repair exterior walls, infill an overhead door with concrete block and paint.

3.     **MINOR:**           (HPC2004-00134) Environs, Hypatia House  
      **APPLICANT:**   Ron's Roofing  
      **FOR:**            1226 N. Market

Applicant proposes remove existing layers of comp and install new 30# composite shingles.

4.     **MINOR:**           (HPC2004-00138) Park Place/Fairview Historic District  
      **APPLICANT:**   All Pro Construction  
      **FOR:**            224 W. 16<sup>th</sup>

Applicant proposes to repair existing shed porch on rear of house with like materials.

5.     **MINOR:**           (HPC2004-00140) Environs, East Douglas Historic District  
      **APPLICANT:**   Storer Sign  
      **FOR:**            201 N. St. Francis

Applicant proposes to install new sign face on existing sign.

6.     **MINOR:**           (HPC2004-00144) Environs, Orpheum Theater and Scottish Rite Temple  
      **APPLICANT:**   George Lay Signs  
      **FOR:**            216 E 1<sup>st</sup> Street

Applicant proposes to install new unlighted sign for Hearing Health Care in same location as old sign.

7.     **MINOR:**           (HPC2004-00145) Environs, Park Place/Fairview Historic District  
      **APPLICANT:**   Edward Delgado  
      **FOR:**            1803 N. Waco

Applicant proposes to tear off old roof and install new roof.

8.     **MINOR:**           (HPC2004-00151) East Douglas Historic District  
      **APPLICANT:**   Sign Pro  
      **FOR:**            106 S. Emporia

Applicant proposes to install unlighted metal sign.

9.     **MINOR:**           (HPC2004-00152) Topeka/Emporia Historic District  
      **APPLICANT:**   Mark Bowles  
      **FOR:**            1215 N. Emporia

Applicant proposes to build a cedar privacy fence on both side and rear elevations (no permits required) with a wrought iron automated gate.

10.    **MINOR:**           (HPC2004-00153) Orpheum Theater office annex  
      **APPLICANT:**   Larry Guhr  
      **FOR:**            200 N. Broadway

Applicant proposes to repair terra cotta on west elevation.

11.    **MINOR:**           (HPC2004-00157) Warehouse and Jobbers Historic District  
      **APPLICANT:**   Professional Lending Group  
      **FOR:**            140 N. Mosley

Applicant proposes to hang a 10' X 30' on south wall.

12.    **MINOR:**           (HPC2004-00158) Environs, Old County Courthouse and Soldiers & Sailors Monument  
      **APPLICANT:**   Miracle Signs  
      **FOR:**            455 N. Broadway

Applicant proposes to change existing pole sign to have a mirror finish aluminum base and signboard.

13.     **MINOR:**           (HPC2004-00159) Warehouse and Jobbers Historic District  
          **APPLICANT:**   Miracle Signs  
          **FOR:**           252 N. Mosley

Applicant proposes to install neon channel letters on east wall and install new awning at west entrance.

14.     **MINOR:**           (HPC2004-00164) Environs, U.S. Post Office and Federal Building  
          **APPLICANT:**   Storer Sign Company  
          **FOR:**           435 N. Broadway

Applicant proposes to install addition channel letters to existing wall sign.

15.     **MINOR:**           (HPC2004-00165) East Douglas Historic District  
          **APPLICANT:**   Linda Earnst  
          **FOR:**           504 E. Douglas

Applicant proposes to remodel interior of first and second floor. Tax Credit Project

16.     **MINOR:**           (HPC2004-00167) Environs, Topeka/Emporia Historic District  
          **APPLICANT:**   Freestyle Sign Company  
          **FOR:**           1410 N. Broadway

Applicant proposes to change sign face on existing pole sign.

17.     **MINOR:**           (HPC2004-00168) West Douglas 800 Block  
          **APPLICANT:**   Wichita Awning Co  
          **FOR:**           813 W. Douglas

Applicant proposes to install new blade awning with tenant name.

18.     **MINOR:**           (HPC2004-00170) Topeka/10<sup>th</sup> Street Historic District, Purdue House  
          **APPLICANT:**   Neal Schwabauer  
          **FOR:**           1103 N. Topeka

Applicant proposes to replace termite damaged, two-story stairway and small porch on northwest corner of the building.

19.     **MINOR:**           (HPC2004-00171) Environs, Warehouse and Jobbers Historic District  
          **APPLICANT:**   Cinema Old Town LLC  
          **FOR:**           301 N. Mead, Suite 309

Applicant proposes to install new wall sign and remove signage from existing awning.

20.     **MINOR:**           (HPC2004-00172) Environs, Senator Chester Long House  
          **APPLICANT:**   Winter Roofing  
          **FOR:**           330 N. Rutan

Applicant proposes to change remove deteriorated asphalt shingles and replace with new composition shingles.

21.     **MINOR:**           (HPC2004-00173) Environs, Park Place/Fairview Historic District  
          **APPLICANT:**   Jesus Carillo  
          **FOR:**           415 Avenue C

Applicant proposes to add on to an existing rear porch using same siding profile as main structure.

22.     **MINOR:**           (HPC2004-00175 and -00184) Environs, Warehouse and Jobbers Historic District  
          **APPLICANT:**   Larry Booze Roofing for Matthew Altar  
          **FOR:**           201 N. Ohio (1116 E. 1<sup>st</sup>)

Applicant proposes to remove existing shingles and re-roof using composite shingles.

23.     **MINOR:**           (HPC2004-00177) Environs, Campbell Castle  
          **APPLICANT:** American Builders LLC  
          **FOR:**           1221 N. River Blvd

Applicant proposes to re-roof detached garage.

24.     **MINOR:**           (HPC2004-00178) Environs, Orpheum Theater and Occidental Hotel  
          **APPLICANT:** Trimark Signworks  
          **FOR:**           270 N Broadway

Applicant proposes to install aluminum sign cabinet with push through plastic graphics.

25.     **MINOR:**           (HPC2004-00180) Environs, John Mack Bridge  
          **APPLICANT:** George Lay Signs  
          **FOR:**           1221 S. Broadway

Applicant proposes to change sign face on existing pole sign.

26.     **MINOR:**           (HPC2004-00182) Environs, Judge Wall House  
          **APPLICANT:** Sheldon Kamen  
          **FOR:**           637 N Emporia

Applicant proposes to install pole sign with metal sign board and painted letters, one-sided.

27.     **MINOR:**           (HPC2004-00185) Environs, Topeka/Emporia Historic District  
          **APPLICANT:** Roof Mechanics  
          **FOR:**           1451 N. Broadway

Applicant proposes to re-roof flat roof commercial structure.

28.     **MAJOR:**           (HPC2004-00169) Environs, Engine House No. 6  
          **APPLICANT:** David Grebenik  
          **FOR:**           1317 S. Emporia

Applicant proposes to demolish existing residential structure.

29.     **MAJOR:**           (HPC2004-00181) Environs, Davis Hall  
          **APPLICANT:** Jan Burgess for Friends University  
          **FOR:**           2100 W. University

Applicant proposes to demolish a 1950s-era residence hall and replace with a one-storey faculty office building.

30.     **MAJOR:**           (HPC2004-00183) Warehouse and Jobbers Historic District  
          **APPLICANT:** Museum of World Treasures  
          **FOR:**           835 E. 1<sup>st</sup> Street

Applicant proposes to build a war memorial monument on the Farm and Art Market Plaza.

31.     **MAJOR:**           (HPC2004-00186) Environs, Old City Hall & Carnegie Library  
          **APPLICANT:** Sterling Building, LLC  
          **FOR:**           123 S. Market

Applicant proposes to remodel north entry façade replacing the existing storefront and re-cladding the copper awning with stainless steel. Masonry work will match existing brick and limestone.

32.     **MAJOR:**           (HPC2004-00187) Environs, Old City Hall & Carnegie Library  
          **APPLICANT:** Kelly Donham  
          **FOR:**           111 E. Douglas

Applicant proposes to renovate existing structure in three phases beginning with removal of elevator penthouse and

replacing it with a smaller penthouse and enclose stairway in penthouse, remove existing roofing material and replace with single-ply membrane roofing, remodel floor 3-7 to residential units, remodel floor 1-2 for commercial office space using rear half of first floor to provide parking for residential, parking will be accessed through alley; and restore the main façade to as near original condition as possible.

**ITEM NO. 8      MISCELLANEOUS MATTERS**

1. City Legislative recommendations regarding environs review.

**ITEM NO. 9      ADJOURNMENT**

**ITEM NO. 9      ADJOURNMENT**

Meeting was adjourned at 4:25pm